

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL REZONING**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-BB-07-RZ                      **Related File Number:**  
**Application Filed:** 11/16/2007              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE

## PROPERTY INFORMATION

**General Location:** North side Kingston Pike, north of Fox Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 121,121.01 & 121.02                      **Jurisdiction:** City  
**Size of Tract:** 8.92 acres  
**Accessibility:** Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 70' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Businesses  
**Surrounding Land Use:**  
**Proposed Use:** Businesses                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with commercial businesses under CB, PC-1, PC-2, C-6 and other commercial zones.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 10001 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** CB (Business and Manufacturing)  
**Requested Zoning:** PC-2 (Retail and Distribution Park)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of PC-2 from the west  
**History of Zoning:** None noted for this site

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE PC-2 (Retail and Distribution Park) zoning. (Owner requested C-4. See attached letter)

Staff Recomm. (Full):

PC-2 is a comparable City zone to the former County zone, is a logical extension of zoning from the west and is consistent with the sector plan proposal for the area.

Comments:

The recommended PC-2 zoning permits the current use of the property and is a comparable City zone to the former County zone. Other nearby properties have been rezoned to PC-2 after being annexed into the City of Knoxville. The Southwest County Sector Plan proposes commercial uses for this site, consistent with the proposal.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

PC-2 (Retail and Distribution Park)

Date of MPC Approval:

12/13/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

1/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: